

The Matoaca Village Plan

**Adopted By The Chesterfield County
Board of Supervisors
November 12, 2003**

Prepared by the
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Introduction

Study Area Boundaries

The boundaries of the *Matoaca Village Plan* include Hickory Road to the north, the Appomattox River to the south, the boundary of the *Ettrick Village Plan* to the east, and Little and Church Roads to the west. The study area includes approximately 6.7 square miles, or about 1.5 percent of the land area of the County.

Magisterial District

The Plan study area lies within the Matoaca Magisterial District.

How this Plan Works

The *Matoaca Village Plan* amendment, once adopted by the Board of Supervisors, will become part of *The Plan For Chesterfield*, the County's comprehensive plan. The *Plan For Chesterfield* is used by County citizens, staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, transportation networks and zoning actions. Once the *Matoaca Village Plan* is adopted, it will replace a small portion of the current *Southern and Western Area Plan* (adopted in 1993 and amended in 1994). It will also amend the *Thoroughfare Plan*.

Staff Analysis

The Planning Department, in conjunction with other County Departments, assessed existing conditions within the Matoaca Village study area

and performed a land use analysis to anticipate development trends in the area to the year 2020. The results were summarized and shared with public officials and interested citizens. These assessments and analyses, together with input from public officials and citizens, serve as the basis for the following key findings and recommendations. A summary of the existing conditions assessment and an analysis to anticipate development trends is available from the Chesterfield County Planning Department (*Matoaca Village Plan - Summary of Existing Conditions and Trends*). The complete texts of the assessment and analysis are also available in separate documents. These documents are entitled *Matoaca Village Plan Study Area - Existing Conditions and Issues* and *Matoaca Village Plan Study Area - Land Use Analysis, 2000 to 2020*. In addition, the Executive Summaries and various analyses for the *Southern and Western Area Plan*, as well as the plan itself, were reviewed and relevant elements were incorporated into the *Matoaca Village Plan* amendment. These Executive Summaries, analyses, as well as the *Southern and Western Area Plan* are also available in separate documents.

Citizen Participation

Planning Department staff, together with representatives of other County Departments, met with area residents, community groups, property owners and business persons to discuss the plan amendment process. Citizens shared concerns and ideas with staff and offered suggestions that serve as part of the basis for the following Goals and Recommendations.

A Plan for Action

The *Matoaca Village Plan* should guide future development in ways that provide maximum benefits to Chesterfield County's current and future citizens, land owners, businesses and development community. Specifically, the Code of Virginia defines the primary purpose of the comprehensive plan as follows:

To guide and accomplish a "coordinated, adjusted and harmonious development" of County lands "which will, in accordance with present and probable future needs and

resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare” of County citizens.

The land use plan makes no attempt to determine the current or short-term marketability of any one parcel for any one use. Rather, it attempts to anticipate future needs for broad categories of uses throughout the study area for the next twenty years. In addition, the plan does not rezone land, but serves as a guide for making decisions relative to future rezoning applications. The plan may also suggest Ordinance amendments and other actions, such as corridor and village design studies and historic designations, which benefit the County. Finally, the plan attempts to suggest the proper relationship of land uses to one another and to the wider community. Market forces (availability and price of land, location, character and age of competing businesses, site specific characteristics such as topography and visibility from roads, accessibility to roads, etc.) would decide the desirability of a specific use on one parcel over another, as well as the timing for developing such use, based on the principle of ‘highest and best use’. The zoning process would determine the appropriateness of such use on a case-by-case basis by applying principals of desirable land use development patterns and adequacy of public facilities embodied in the Comprehensive plan.

To this end, the Planning Commission and Board of Supervisors have incorporated into plan amendments certain guidelines that promote development patterns which facilitate the orderly, harmonious, predictable and efficient use of the County’s most limited resource - - the 446.5 square miles of land and water within its boundaries. These guidelines, as they apply to specific plan areas of the County, are embodied in the Goals and Recommendations of adopted plan amendments.

Goals and Recommendations

Matoaca Village Plan Area

The Introduction to the *Plan For Chesterfield* encourages the shaping of Chesterfield’s communities by molding development into well-designed and attractive communities of special

character. To this end, the Introduction suggests that functionally and visually distinct communities and historic villages (such as the Village of Matoaca), together with surrounding natural resources and rural character, should be preserved. As people continue to move into the Matoaca Village study area, the future of the Village as a distinct, historic community, as well as the future of its surrounding rural character, could be jeopardized unless future growth is directed in a manner that respects, preserves and reinforces the Village’s traditional appearance, scale, form and function. To these ends, the Land Use Plan, Thoroughfare Plan, and Goals and Recommendations outlined herein are designed to encourage examination of the character of existing and anticipated development in and around the Village and to suggest ways in which the relevant elements of the Introduction to the *Plan For Chesterfield* may be implemented for the study area.

The Goals and Recommendations that most appropriately apply to the Matoaca Village Plan study area are:

Goal 1

Ensure that office and commercial development and redevelopment within the Matoaca Village Core village commercial area promote and enhance the visual appeal of the Village: Part of the Village Core (River Road, between Halloway Avenue and Matoaca Road) is identified as a visual resource area within the Southern and Western Area Plan. As such, the Zoning Ordinance requires that new development and redevelopment within this area be designed to protect visual resources against encroachment, degradation or destruction "to the maximum extent practicable." As people continue to move into the area, the future of the Village Core as a distinct, historic visual resource could be jeopardized unless future growth is directed in a manner that respects, preserves and reinforces the Village’s traditional appearance, scale, form and function.

Recommendation

- A. Adopt design guidelines for future office and commercial development within the Matoaca Village Core village commercial area.

The Introduction to the *Plan For Chesterfield* encourages the preservation and enhancement

of historic villages. Additional development standards for the Matoaca Village Core would help ensure that the Village's distinctive visual character is preserved. Of special interest are properties within the village commercial area, which provide a traditional center or focus and activity within the Village.

Limitations and Opportunities:

Existing zoning and land use patterns within the study area reflect a mix of residential and agricultural zoning and land uses, with a cluster of commercial and public/semi-public uses along River Road in the vicinity of Pickett Avenue, within the Village Core. Opportunities exist to preserve and enhance the existing function and visual appeal of the village commercial area as the center or focus for social and commercial activity within Matoaca Village.

Goal 2

Provide a green belt around the Matoaca Village Core as a framework to provide a land use transition between the Core and anticipated surrounding development. Providing a green belt around the Matoaca Village Core would preserve the existing rural and traditional residential setting along the approaches to the Core (River Road, Wells Street, Halloway Avenue and Matoaca Road). Specifically, a green belt would identify that area around the Village Core consisting of rural (farming activities and natural areas) and traditional residential development (residences of varied age, size and architecture, sited on parcels of varied size and with varied setbacks from roads), which defines the edges of the Core. These areas should be targeted for preservation to prevent encroachment on the Village Core from more typical, mid-to-late 20th Century-type subdivision development.

Recommendations

- A. Reduce the suggested density (*Southern and Western Area Plan*) of future residential development within the green belt, where rural and traditional residential uses characterize the existing development pattern.
- B. To ensure that new residential developments within the green belt preserve existing rural vistas, require conservation subdivisions as a framework to protect the natural

environment and scenic values, and to provide land use transitions.

- C. Promote land donations and conservation easements as means to preserve the existing rural landscape within the green belt.
- D. Identify properties within the green belt as prime areas for preservation from development and participation in a purchase of development rights program.

The Matoaca Village Core has a small town or rural village character that is distinct from the more typical, suburban residential pattern of development occurring throughout much of the County. This distinction offers an opportunity to reinforce the Core and surrounding area as a well-defined place.

Limitations and Opportunities:

The Village Core is bounded to the north by Old Town Creek, to the south by the Appomattox River, and to the east and west by agricultural uses and by single-family residences on acreage parcels fronting area roads. Old Town Creek and the Appomattox River have floodplains and other potentially environmentally sensitive areas that may limit future development and define the Village Core as a distinct area with a sense of 'place'. In addition, the floodplains are heavily forested with mature vegetation, while the road frontage bounded by these features is largely cleared and developed for residences, public/semi-public buildings (an elementary school, a fire station and churches), and neighborhood business uses, further enhancing the distinction. The agricultural uses and residences along area roads outside the Core provide a mix of housing styles and rural and semi-rural settings representing more than a hundred years of development pattern predating the mid-to-late twentieth century suburban development now prevalent throughout much of the County. Opportunities exist to preserve the existing rural and traditional residential setting that surrounds the Village Core that help to define it as a distinct place.

Goal 3

Update the Visual Resources Analysis to include areas adjacent to, and outside the ultimate rights of way of, existing and planned thoroughfare roads within the Matoaca Village Plan

geography as scenic corridors: The Visual Resources Analysis, adopted with the *Southern and Western Area Plan*, seeks to identify and preserve visual resources to the maximum extent practicable.

Recommendations

- A. Adopt the recommended update to the Visual Resource Analysis, to include existing and planned thoroughfare roads within the Matoaca Village Plan geography as scenic corridors.
- B. Reduce the suggested density (*Southern and Western Area Plan*) of future residential development along these corridors where rural and traditional residential uses characterize the existing development pattern.
- C. Ensure that new residential developments along scenic corridors preserve existing rural vistas by requiring conservation subdivisions as a framework to protect the natural environment and scenic values.
- D. Promote land donations and conservation easements for lands outside the ultimate rights of way of thoroughfare roads as means to preserve the existing rural landscape.

In conjunction with the *Southern and Western Area Plan*, a visual survey was undertaken to identify visually significant points, views and corridors. This analysis resulted in the Visual Resource Analysis, which inventories these resources. Subsequent to the adoption of the *Southern and Western Area Plan*, the Zoning Ordinance was amended to require that new development and redevelopment on properties identified in the Visual Resource Analysis be designed to protect the identified visual resources against encroachment, degradation or destruction 'to the maximum extent practicable'.

Limitations and Opportunities:

As the County continues to grow and develop, the rural character of the study area will be impacted by anticipated changes in land use patterns. However, by continuing the work that began with the *Southern and Western Area Plan*, opportunities exist to ensure that the existing rural character, as viewed from area

roads, is preserved for the enjoyment of area residents and future generations.

Goal 4

Preserve identified resources from new development through a Countywide purchase of development rights program: Purchase of development rights programs have been established in other Virginia localities as one tool among many in the effort to preserve visually and functionally distinct areas from loss to new development or redevelopment. Any such program developed and implemented for the Matoaca Village study area could have wider applications throughout the County.

Recommendation

- A. Develop a Countywide purchase of development rights program to identify properties that should be preserved from new development and to encourage owners of such properties to participate in such preservation efforts by compensating them for loss development potential.

Given the emphasis that the adopted Introduction to the *Plan For Chesterfield* places on preserving historic villages, natural resources and rural beauty, a public/private partnership should be forged between the County, citizens and property owners to identify, protect and preserve these amenities for the enjoyment of County residents, visitors and future generations.

Limitations and Opportunities:

Past efforts to preserve village, historic, natural and rural resources while accommodating development have often met with limited success or disappointing results. In many instances, resources have been irretrievably lost or degraded to make way for progress, as measured by indices that do not account for the value of such resources. If these resources do have value to the community, they should be preserved. This value, when measured against the value of a property's development potential, may require fair and just compensation to the property owner.

Goal 5

Where new residential development is appropriate, ensure that such development maintains the visual appeal of the study area as a rural setting: As people continue to move into the area and new subdivisions develop, the future of the existing rural setting could be jeopardized unless future growth is directed in a manner that respects, preserves and reinforces the existing rural character.

Recommendations

- A. Reduce the suggested density (*Southern and Western Area Plan*) of future residential development for areas where agricultural zoning and uses characterize the existing development pattern.
- B. Ensure that new residential developments preserve existing rural vistas outside the ultimate rights of way of thoroughfare roads and build healthy neighborhoods of unique character by requiring conservation subdivisions as a framework to protect the natural environment and scenic values, to provide land use transitions, and to provide outdoor recreational opportunities for area residents.

As new subdivisions develop within the study area, the existing rural landscape is in danger of being lost if the resulting residential landscape is allowed to develop in a typical suburban pattern that ignores these features. Additional development standards for the study area would be appropriate to ensure that the existing natural and rural character is preserved. In particular, conservation subdivisions, which are designed to preserve existing land forms, natural resources and rural vistas, provide opportunities to develop neighborhoods of unique character through the preservation of existing natural, cultural and historic resources, while allowing residential development to occur at densities suggested by the Plan.

Limitations and Opportunities:

Existing zoning and land use patterns within much of the study area reflect a mix of residential and agricultural zoning and land uses. When viewed from public roads, this pattern provides a glimpse into the County's disappearing rural past which many residents and visitors find attractive. However, as people

move into the area to live near and enjoy this rural pattern of development, they threaten to destroy the natural and rural beauty that attracted them to the area. Opportunities exist to preserve the existing visual appeal of the study area before this appeal is lost to new development.

In particular, the *Southern and Western Area Plan* suggests residential density of 2.5 units per acre throughout the majority of the study area (part of the sewerable area identified on the Southern and Western Area Plan). The numbers of potential residences that could be built at this density would have an adverse impact on the existing rural landscape, as well as on the shape, form and 'feel' of the Village Core and surrounding areas. Specifically, typical single-family residential subdivision development could potentially replace the village character of the Core, as well as the rural character of the surrounding areas. However, reducing the suggested density for new residential development, together with encouraging new subdivision designs that are sensitive to the existing rural setting, would promote preservation of visual resources and create neighborhoods of unique character by preserving the unique features of the land as well as significant elements of the existing rural development pattern.

Goal 6

Protect and preserve historic and cultural resources: Sites within the study area have historic or cultural significance. These include the remains of 19th Century mills and homes, and early 20th Century structures. In particular, within the Matoaca Village Core (an area of about 292 acres), 103 historic structures and sites have been identified, including 18th, 19th and early 20th Century homes, mill sites, churches, cemeteries and commercial buildings.

Recommendations

- A. Develop a Matoaca Village historic resources inventory and preservation strategy, together with a framework for its implementation.
- B. Work with the property owner(s) of identified sites of significant historic, architectural, archaeological and/or cultural interest to

have such properties designated as County, State, or Federal Landmarks.

- C. Develop and promote a County Historic District designation for the Matoaca Village Core.
- D. Encourage the preservation of identified historic structures by allowing adaptive reuse that is compatible with existing and anticipated area development.

The Introduction to the *Plan For Chesterfield* encourages the identification and preservation of lands, sites and structures that have archeological and/or historic significance. To this end, Comprehensive Plan amendments attempt to identify structures and sites within study area boundaries that have historic or cultural significance. Protection of such structures and sites offer the best opportunities for presenting and interpreting the County's historic and cultural heritage.

Limitations and Opportunities:

The Village of Matoaca began as a small mill town in the 1830s, located near the terminus of a system of canal locks along the Appomattox River. By 1836, the town had a cotton mill and a paper mill (both were three-story, granite structures), a machine shop, a sizing house, and between fifteen to twenty tenement houses, some of which were double tenements. Matoaca Methodist Church was organized in 1842 and Providence Baptist Church (later Matoaca Baptist) was established in 1858. Later in the 19th Century, a mill of brick construction was erected. Matoaca remained a company town until after the Civil War, when private houses began to be built. At the beginning of the 20th Century, an electric streetcar line from Petersburg was extended along the south bank of the Appomattox River to a tract of land in Dinwiddie County, opposite the Village, and in 1912 an iron truss toll bridge was built across the river. By 1920, all the mills had closed. The population of Matoaca Village declined, and many of the structures were abandoned, fell into disrepair, and were demolished. By the 1960's, suburban growth in southern Chesterfield County had occurred as far west as Matoaca Village, which now serves as a nucleus for this growing residential community.

Most 19th Century structures, including the original manufacturing facilities, are demolished or in ruins. However, a number of 19th Century structures are still standing, including several double tenements and mill structures, which are still occupied by current Matoaca Village residents. In addition, many early-to-mid 20th century structures (homes, churches, stores, etc.) compliment the inventory of historic and culturally significant resources of Matoaca Village, providing a sense of continuity and contributing to the Village's distinct sense of history and place.

Goal 7

Ensure that new residential proposals are representative of, and compatible with, existing and anticipated area residential development: Actions that stabilize and improve the health of existing neighborhoods forestall decline and blight and contribute to the overall health of the larger community.

Recommendation

- A. Use the Plan and the zoning process to encourage new residential subdivisions with sole access through an existing or planned subdivision to meet or exceed the average lot size of, and have a density equal to or less than, the existing subdivision.

Residential developments of varying densities and lot sizes encourage variety in residential areas and offer County citizens a choice of neighborhoods, living environments and lifestyles.

Limitations and Opportunities:

New subdivisions developing within the study area increase the availability of housing in this part of the County. However, such residential development should be designed to protect existing neighborhoods and enhance the larger community.

Goal 8

Continue to require the mandatory use of the public water and wastewater systems: Use of the public water and wastewater systems will allow a flexibility of development that would not otherwise be possible.

Recommendation

- A. Amend the Subdivision and Utilities Ordinances to require mandatory connection to the public water and wastewater systems.

Limitations and Opportunities:

The *Matoaca Village Plan* study area is taken from the geography of the *Southern and Western Area Plan*. The *Southern and Western Area Plan* identified this part of the County as having adequate public water and wastewater service to serve future anticipated development, and recommended that the public water and wastewater systems be used. Subsequently, the Subdivision and Utilities Ordinances were amended to require use of the public water and wastewater systems.

Goal 9

Provide a safe, efficient and cost effective transportation system: *The County Thoroughfare Plan*, which was originally adopted by the Board of Supervisors in 1989, identifies right-of-way classifications of existing roads, and right-of-way classifications and general alignments of future roads. As development occurs inside the *Matoaca Village Plan* area, in other areas of the County, and in the region, road improvements will be needed in this Plan area to accommodate increasing traffic volumes and reduce congestion.

Recommendations

- A. Adopt the recommended Thoroughfare Plan as shown, including: (1) the reduction of River Road from a 90 foot wide Major Arterial to a 70 foot wide Collector between Matoaca Road and Halloway Avenue; (2) the reduction of the future East/West Major Arterial between Church Road and Matoaca Road from a 90 foot wide Major Arterial to a 70 foot wide Collector and relocating it further to the south; and (3) the addition of Pickett Avenue as a 70 foot wide Collector.
- B. Use the zoning and development review processes to encourage development proposals to conform to the Thoroughfare Plan with respect to the construction of road improvements and the dedication of right-of-way.

- C. Use the zoning and development review process to encourage development proposals to include mitigation of their traffic impacts by providing road improvements and controlling the number of direct accesses to major arterial and collector roads.

- D. As improvements are provided on roads identified in the County's Bikeway Plan, consider incorporating bicycle facilities.

An adequate transportation network helps reduce congestion by ensuring that roads accommodate the free flow of traffic and provide safe and efficient access to the regional transportation network.

Limitations and Opportunities:

In the *Matoaca Village Plan* area, the topography and existing development limits the opportunities to plan for additional new roads. The limited potential for new roads in this area of the County will make it necessary for existing roads to carry the majority of the traffic generated by future development. Without improvements, these roadways will become congested.

The current Six-Year Improvement Program does not include any road improvement projects within the *Matoaca Village Plan* area.

The County's Thoroughfare Plan recommends three new roadway facilities in the Matoaca Village area:

- A. **North/South Freeway** – this roadway is designated as a limited access facility extending from the future East/West Freeway north of the Plan area, across the Appomattox River to Interstate 85 in Dinwiddie County. It is also included on the Tri-Cities Thoroughfare Plan and Dinwiddie's Comprehensive Plan. It is recommended to have a right-of-way width of 200 feet within Chesterfield County. Interchanges are recommended at River Road, between Little Road and Church Road, and on Hickory Road, between Matoaca Road and Church Road.
- B. **North/South Arterial** - this roadway would provide a new connection between River Road, east of the Village Core and Hickory Road, and would then extend further north.

This road is anticipated to be constructed in conjunction with future development. It is recommended to have a right-of-way width of 90 feet.

- C. **East/West Collector** - this roadway would extend from Little Road to Matoaca Road and is intended to primarily serve area development and local traffic. This road is anticipated to be constructed in conjunction with future development. This road is currently classified as a Major Arterial with a right-of-way width of 90 feet. It is recommended that this roadway be reduced to a Collector road, with a right-of-way width of 70 feet, and that the roadway be relocated further south, as shown.

Due to the limited amount of new development in the southern area of the County, traffic volumes on roads in the Matoaca Village Plan area have remained relatively constant in past years. However, regardless of the level of future development within the Village area itself, increased development in the southern part of the County, and in the region as a whole, is anticipated to result in a significant increase in traffic volumes in the future.

There are approximately 1,300 homes in the Matoaca Village Plan area, and approximately eight acres of commercial development. If the Village area were to “build-out” in accordance with the land use recommendations of this Plan, another 3,600 homes and approximately twelve additional acres of commercial development could result. This level of new development can be expected to add approximately 36,000 vehicle trips to area roads each day.

River Road extends approximately 26 miles through Chesterfield County, and is the major east/west travel route along the southern part of the County. In the Matoaca Village area, it is classified as a Primary Route in the state highway system. Residents have expressed the desire to have no major improvements made to River Road within the Matoaca Village Core. Several recommended goals for development in the Plan are intended to preserve the existing small town character of the Matoaca Village Core. Preserving the area’s small town setting by not making improvements to River Road could result in future traffic congestion.

Staff has made a preliminary review of the possibility of creating a “Matoaca Bypass” to direct some of the traffic around, rather than through, the Village Core. However, traffic traveling to and from Pickett Avenue, which is one of the few river crossings in the southern part of the County, would continue to use River Road, regardless of whether a bypass was constructed.

Several alternative alignments for a bypass route have been considered, two alternatives to the north of River Road and one alternative to the south. Each alternative would have impacts on existing and approved development, on environmental features, and possibly on historic areas. Depending on the route of the bypass, the alternatives that have been reviewed could potentially impact between 25 and 45 parcels of land, could have a direct impact on from five to 15 homes, and could cost, as a two-lane facility, approximately \$20 million. More detailed review would be required to determine the exact impacts and to verify the cost estimate. No public funds are anticipated to become available in the foreseeable future for this facility.

Due to the potential impacts of the bypass, it is not recommended as a part of this plan.

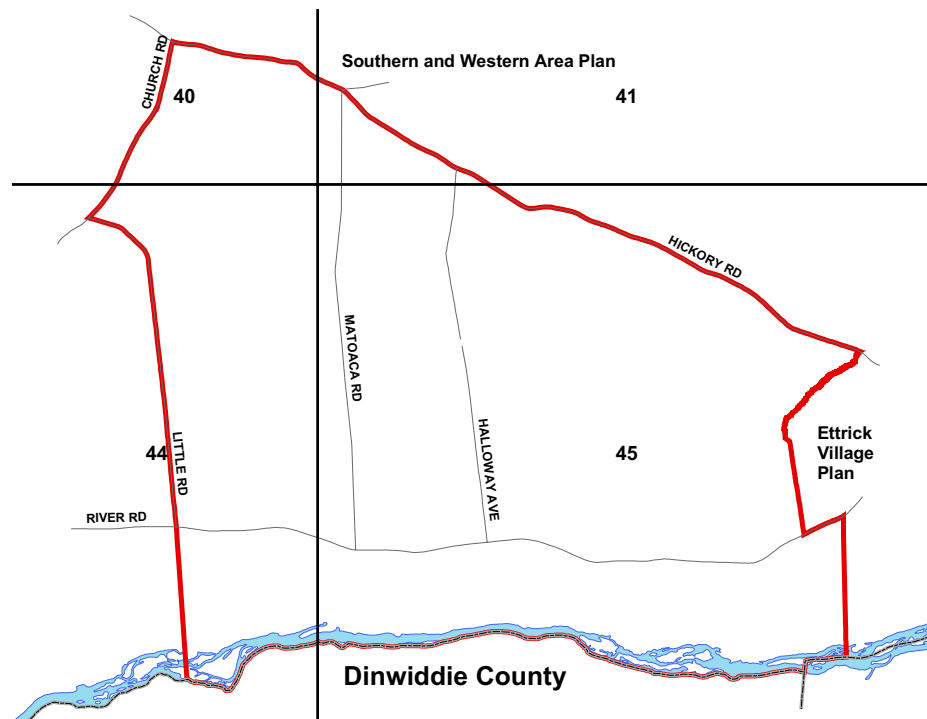
The County’s *Bikeway Plan* was adopted by the Board of Supervisors in 1989. The purpose of the *Bikeway Plan* is “to designate a coordinated system of bike facilities to connect County and State parks with other high bike traffic generators such as schools.” In the Matoaca Village Plan area, River Road, Hickory Road, and Church Road are designated in the *Bikeway Plan* as part of the “bikeway network.” In accordance with the *Bikeway Plan*, staff will consider including bike facilities along these roads in conjunction with future road improvements.

Staff will continue to evaluate development proposals and recommend that mitigating road improvements are provided that will address their traffic impacts. The improvements may include the construction of new roads, right-of-way dedications, pavement widening, horizontal and vertical alignment improvements, and ditch relocation to provide adequate shoulders.

The Matoaca Village Plan

In 2006, Chesterfield County Planning Department consolidated all individual land use plan maps in the Plan For Chesterfield into the county's Geographic Information System (GIS). The land use plan for The Matoaca Village Plan is now published in two forms: 1) as part of a countywide land use plan map, and 2) on land use plan grid map numbers 40,41,44,45

The recommended land use category definitions for the land use plan and the notes associated with the plan follows this page.



Copies of the Plan For Chesterfield countywide land use plan map and each of its more detailed 46 grid maps are available through the following sources:

- On the *Chesterfield County Planning Department* CD. This CD is included with paper copies of *The Plan for Chesterfield*, and also available separately from the Chesterfield County Planning Department.
- On Internet at <http://www.chesterfield.gov/plan>.

Questions Concerning the Plan For Chesterfield and its related land use plans should be directed to the Chesterfield County Planning Department at 804/748-1050 or planning@chesterfield.gov.

Land Use Categories

The Matoaca Village Plan

Residential (0.5 dwelling per acre or less) suitable to R-88 zoning

Residential (1 dwelling per acre or less)

Residential (1.5 dwelling per acre or less)

Residential (2.5 dwellings per acre or less)

Residences, and places of worship, schools, parks and other similar public and semi-public facilities.

Village Core

A traditional center of the community, comprised of a cohesive mix of residential, civic, religious, and commercial uses which are arranged along a main street and intersecting streets. A Village Core possesses a unique character that has evolved over time, reflecting a community's economic, social and cultural changes, and is defined by the mix of activities that take place there.

Villages are not frozen in time, but evolve over the years with changes in the community. Such changes should be guided in ways that allow the Village Core to retain its unique sense of place. Specifically, a successful Village Core retains a sense of place and community through the ways that various growth issues are handled, such as: the type and character of commercial and residential infill allowed within the Core; where new residential growth areas are located; and where new commercial development would best fit within the Village fabric. Strip commercial development, as well as typical suburban single-family residential subdivision patterns, are typically not consistent with the pattern of development within historic Villages and can detract from the unique attractiveness of the existing Village Core.

The following characteristics help define the Village Core for the purposes of guiding future development and redevelopment in ways that preserve and enhance the Core as the heart and focus of a distinct community and place:

A traditional center of socio-economic activity, with a mix of uses (commercial, civic, religious, and residential).

Development densities are not interrupted (although there may be some public space, like a park or green, within the Village Core).

Development densities are consistently more compact than development outside the Village Core.

Commercial activities are within, and part of, the traditional development pattern, and not on the outskirts. Such activities are smaller in scale than typical suburban commercial development, are pedestrian-oriented and incorporate design features that minimize views of parking facilities from public roads and area residences.

The existing scale, site characteristics and architecture of commercial, institutional and residential buildings reflect patterns that occurred prior to the suburban patterns that evolved during the mid-to-late Twentieth Century.

In general, new development and redevelopment should be modeled on the scale, site characteristics, architecture and pattern of development that predominate within the Village Core.

Village Commercial

The traditional social and commercial center of a village, comprised of a mix of residential, civic, religious, and commercial uses arranged along a main street and intersecting streets. New development should

reinforce the unique character of the village by preserving and maintaining the village's existing scale, appearance, form and function. (C-2)

Conservation/Recreation

Under circumstances that ensure compatibility with existing and/or anticipated area residential development, publicly owned land or land held in public or private trust for the purpose of preserving and promoting its natural function, character and/or historic significance (such as floodplains, resource protection areas, wildlife habitat, open space, conservation areas, historic sites, etc.). Public access for recreational purposes may also be appropriate. Generally, such areas should follow the line of the resource protection area or extend 300 feet landward from the edge of a stream or river bank, whichever is greater. Should such land be transferred to private ownership or other uses, the appropriate uses would be those that are compatible with surrounding existing or anticipated development, as reflected by existing land uses, zoning, and/or the recommended land uses shown on the adopted Plan.

The Matoaca Village Plan

Notes

Note 1:

Residential (one or less dwelling per acre)

Green Belt

Scenic Corridors

Village Core

Residential development in areas suggested on the plan for residential use of 1 unit per acre or less should conform to conservation subdivision development standards.

Note 2:


Village Core


Special design guidelines, as well as a mix of uses that promote a sense of community and place, would be appropriate for new development or redevelopment within the village core.










MATOACA VILLAGE PLAN

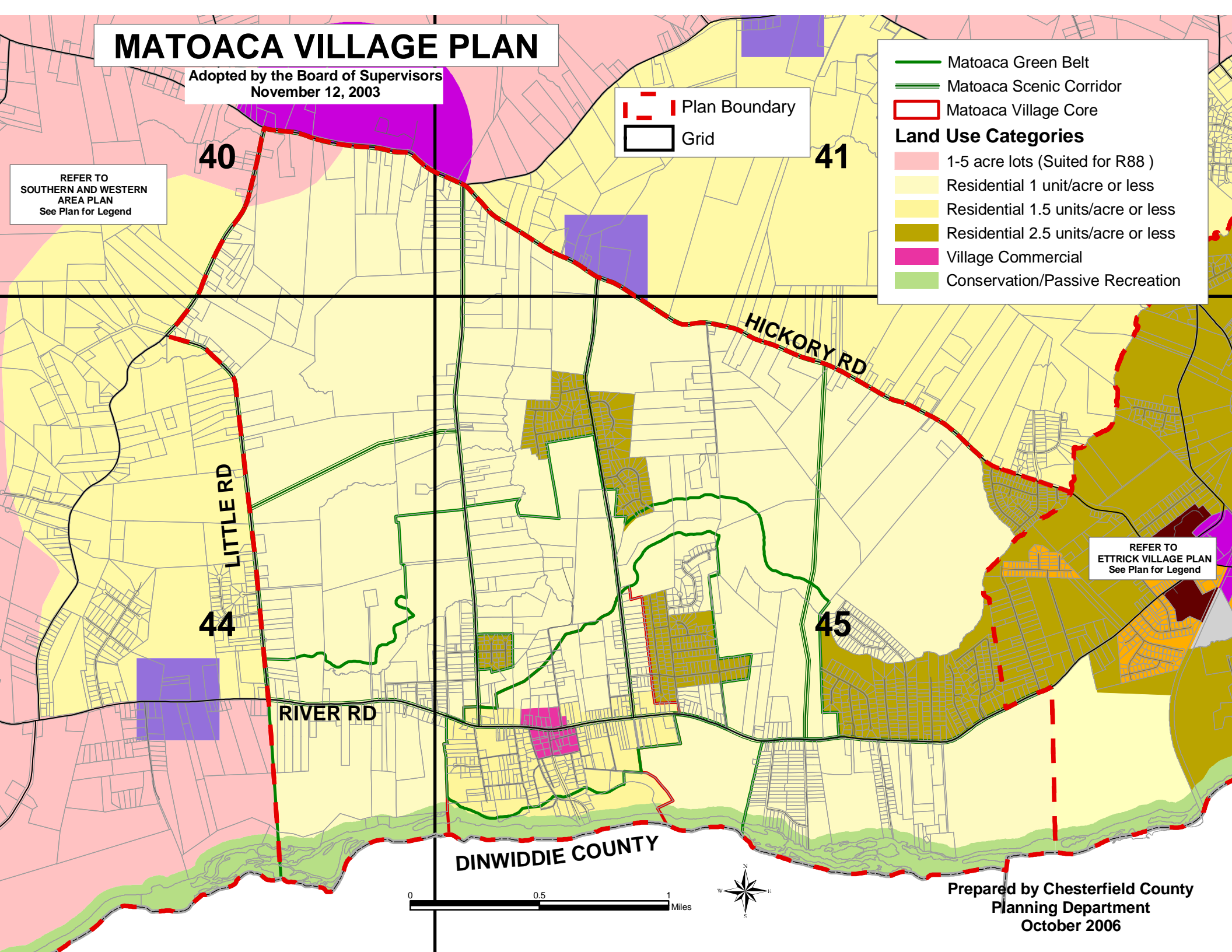
Adopted by the Board of Supervisors
November 12, 2003

REFER TO
SOUTHERN AND WESTERN
AREA PLAN
See Plan for Legend

 Plan Boundary

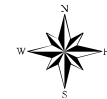
 Grid

-  Matoaca Green Belt
 -  Matoaca Scenic Corridor
 -  Matoaca Village Core
- Land Use Categories**
-  1-5 acre lots (Suited for R88)
 -  Residential 1 unit/acre or less
 -  Residential 1.5 units/acre or less
 -  Residential 2.5 units/acre or less
 -  Village Commercial
 -  Conservation/Passive Recreation



REFER TO
ETTRICK VILLAGE PLAN
See Plan for Legend

0 0.5 1 Miles



Prepared by Chesterfield County
Planning Department
October 2006